

Table of Contents

| | |
|---|---------------|
| Executive Summary | 1 |
| Overview | 3 |
| Population | 3 |
| Development Issues | 3 |
| Growth and Development Potential | 4 |
| Strategies | 5 |
| Part I: Study Area Overview | 6 |
| Study Area Overview | 7 |
| Approach..... | 7 |
| The Study Area Boundaries and Methodology..... | 8 |
| Growth and Development Potential - Cost/Revenue Analysis | 10 |
| Approach and Methodology..... | 10 |
| Findings | 11 |
| Conclusions and Recommendations | 11 |
| Part II: Existing Conditions..... | 14 |
| Existing Conditions | 15 |
| Land Use and Development | 15 |
| Air Pollution..... | 18 |
| Water Supply/Subsidence..... | 18 |
| Deed Restrictions | 18 |
| Housing and Neighborhoods | 19 |
| Population | 19 |
| Economic Conditions | 20 |
| Infrastructure..... | 21 |
| Water, Wastewater, and Storm Water | 21 |
| Environmental Conditions | 22 |
| Air Pollution..... | 22 |
| Brownfields | 23 |
| Noise Levels | 23 |
| Community Organizations and Services..... | 23 |
| Public Safety | 24 |
| Part III: Anticipated Future Development and Recommendations | 25 |
| Anticipated Future Development and Recommendations | 26 |
| Recommendations | 27 |
| New Development/Redevelopment | 28 |

| | |
|--|-----------|
| Part IV: Cost and Revenue Analysis for Selected Micro-Area Economic Development..... | 31 |
| Cost and Revenue Analysis for Selected Micro-Area Economic Development Study Areas | 32 |
| Population and Employment Estimates | 32 |
| Harrisburg Micro-Area..... | 33 |
| Wayside Micro-Area..... | 35 |
| Appendix A: Super Neighborhood Profiles | 38 |
| Appendix B: Projected Population, Employment, Land Uses, Revenues and Costs by Micro-Area | 41 |
| Appendix C: Cost Revenue Overview | 46 |
| Appendix D: Micro-Areas | 48 |
| Appendix E: Infrastructure Costs | 53 |
| Appendix F: Micro-Area Population and Employment Shares in the Houston Metropolitan Area | 55 |
| Appendix G: Micro-Area Growth Scenarios | 57 |
| Information Sources..... | 60 |
| Acknowledgements | |